* BEFORE THE IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE * ZONING COMMISSIONER N/S Dihedral Drive, 741 ft. NE of c/l of Fuselage Avenue * OF BALTIMORE COUNTY 31 Dihedral Drive 15th Election District * Case No. 92-111-A 5th Councilmanic District David Michael Trent, et ux Petitioners * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 ft. (additional bedroom and playroom) in lieu of the required 10 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Patitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this // day of Car, 1991 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 ft. (additional bedroom and playroom) in lieu of the required 10 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> > LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES/mmn

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

October 16, 1991

Mr. and Mrs. David Michael Trent 31 Dihedral Drive Baltimore, Maryland 21220

> RE: Petition for Residential Zoning Variance Case No. 92-111-A

Dear Mr. and Mrs. Trent:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Peoples Counsel

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

September 20, 1991

111 West Chesapeake Avenue Towson, MD 21204

> David and Sharon Trent 31 Dihedral Drive Baltimore, Maryland 21220

Re: CASE NUMBER: 92-111-A LOCATION: N/S Dihedral Drive, 741' NE of c/1 Fuselage Avenue 31 Dihedral Drive

88- 3353

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 1, 1991. The closing date is October 15, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public bearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the bearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

homes in the area have additions.

I/We do solemnly declare and affirm, under the

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section _ 1302.3. C. 1. to permit a 2' side yard setback in hen of 10.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty) We need to build on to the house because our son needs his own room, our daughters need their privacy. Also a play area for the children. We need the variance because the rooms would be too small to be worth building without it. The room will still be less than ten feet wide inside. We don't want to move from the area, and we need the room. Many of the

Property is to be advertised and/or posted as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Thank You.

penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: (Type or Print Name) Sharon Lynn Trent City/State/21p Code Attorney for Petitioner: 31 Dihedral Drive 574-3866
Address Phone (Type or Print Hamm) Baltimore, Maryland 21220 Name, eddress and phone number of legal owner, contract purchaser or representative to be contacted. Attorney's telephone number _____, 19____, that the subject setter of this petition be posted on the property on or before the _____ day of _____, 19____

ZONING COMMISSIONER OF BALTIMONE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,

IT 15 FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this ______ day of ______, 19____, that the subject metter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughcut Beltimore County, that the property be reposted, and that the public hearing be had before the Zoning Commissioner of Beltimore County in Room 106, County Office Building in Towson, Baltimore County.

REVIEWED BY: MITK DATE: 3/1/9/

/ ZONING COMMISSIONER OF BALTIMUNE COUNTY

4/24/41. Ast post

1gless

Baltimore County
Zoning Com-Zoning Commisioner 111 West Chesapeake Avenue Towson, Muryland 21204

Account: R 001-6150

Please Make Checks Payable Te Baltimore County + 18,37 - 2A S∪00:34FM09-09-71

Posted for:	Date of Pesting
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Location of Signer 19 19 19 19 19 19 19 19 19 19 19 19 19	ive, effect, 1 12 year way
Remarks:	
Posted by MATTERELY	Date of return: 15/11/11/

Zoning Discription

Beginning on the north side of Dihedral Drive which is 50 feet wide, at the distance of 741 feet east from the centerline of fuselage Avenue, which is 60 feet wide. Being Lot #16, Section 1 Aero Acres Plat Book #13, Folio #139, Also known as 31 Dihedral Drive in the 15th Election/Councilmanic District, Baltimore, Maryland.

92-111-A

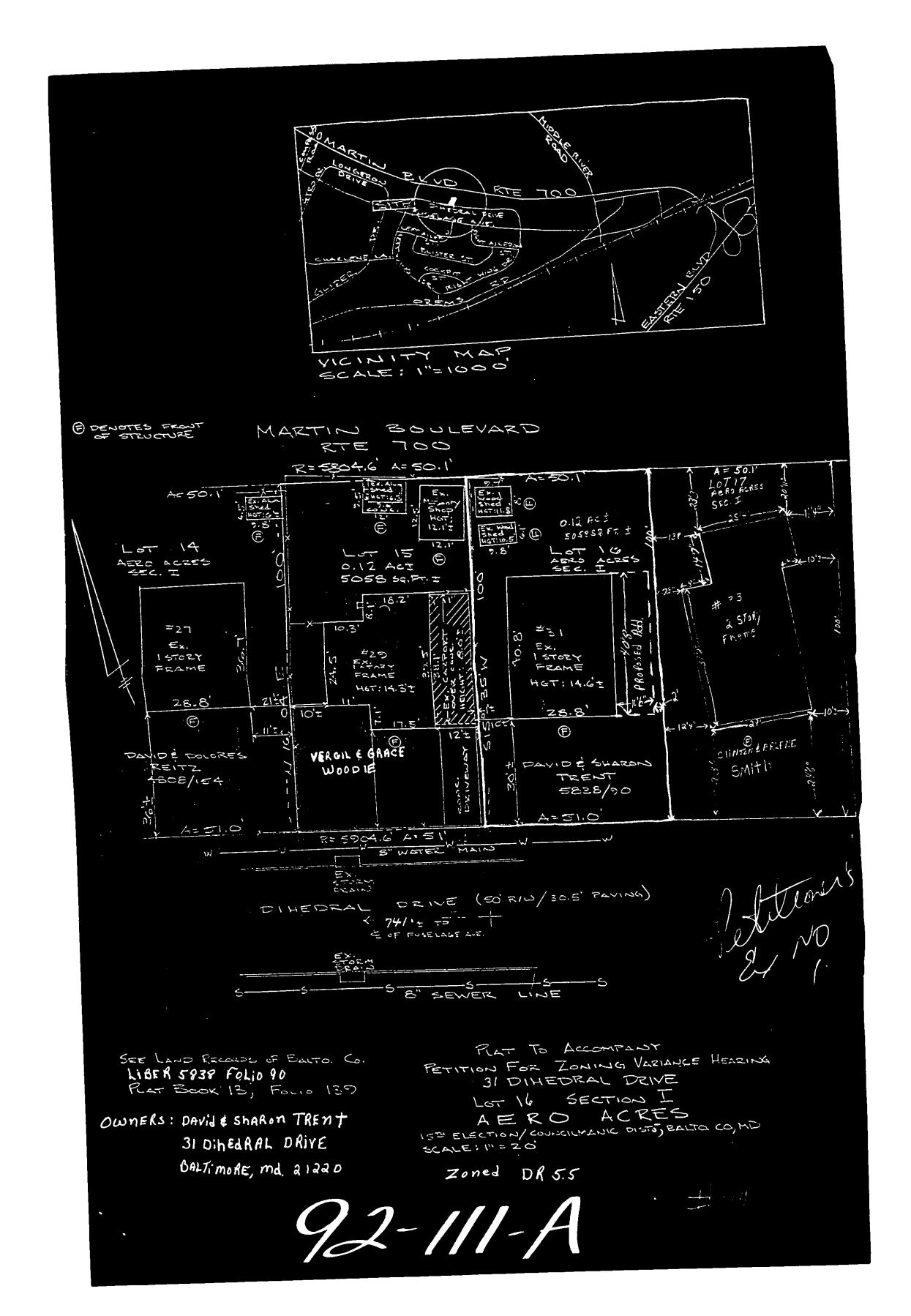
PETITIONER'S EXHIBIT#

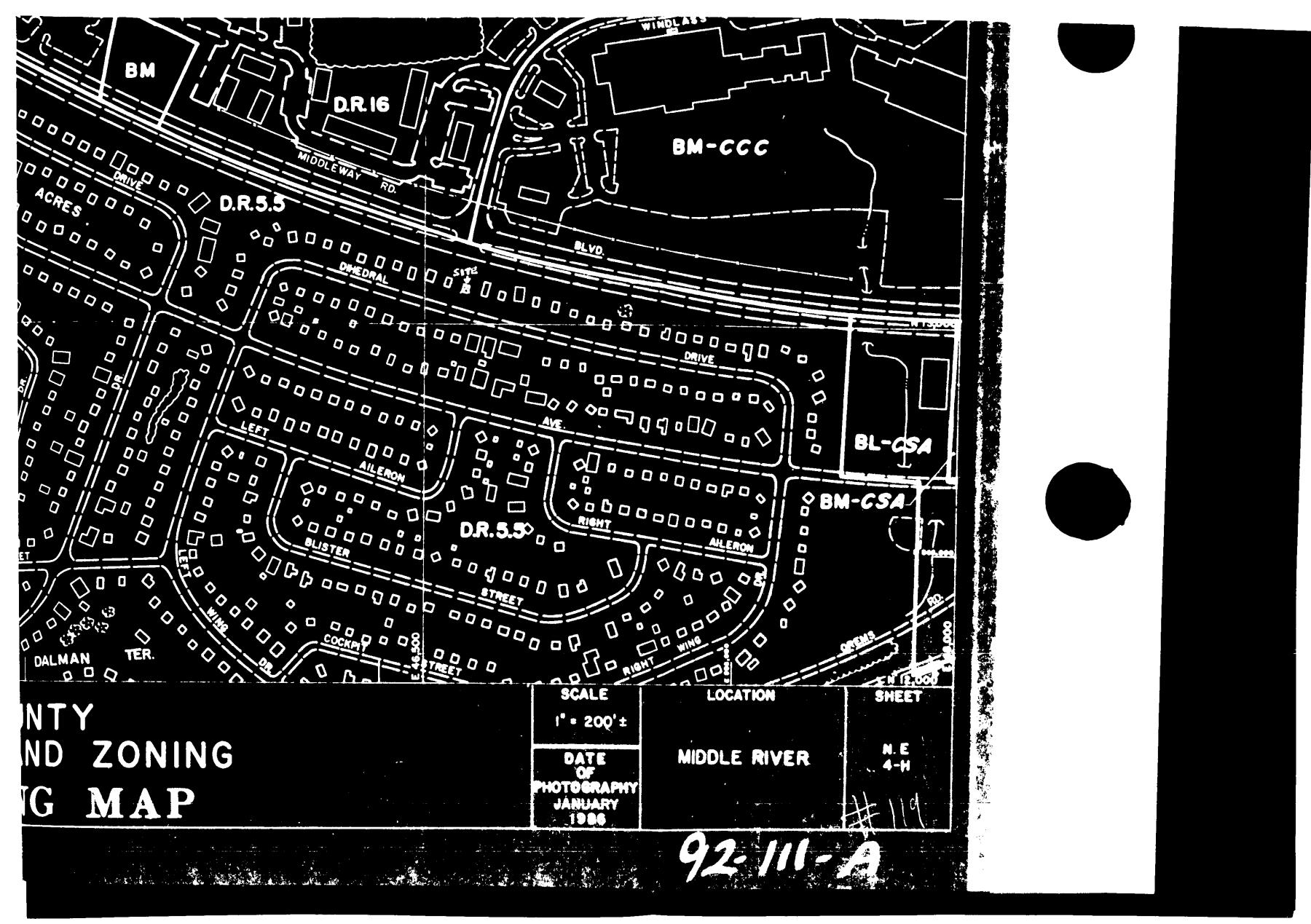


Back of 31 Dihedral Drive



Front of 31 Dihedral Drive







111 West Chesapeake Avenue Towson, MD 21204

October 4, 1991

Mr. & Mrs. David M. Trent 31 Dihedral Drive Baltimore, MD 21220

RE: Item No. 119, Case No. 92-111-A Petitioner: Daivd M. Trent, et ux Petition for Residential Variance

887 3353

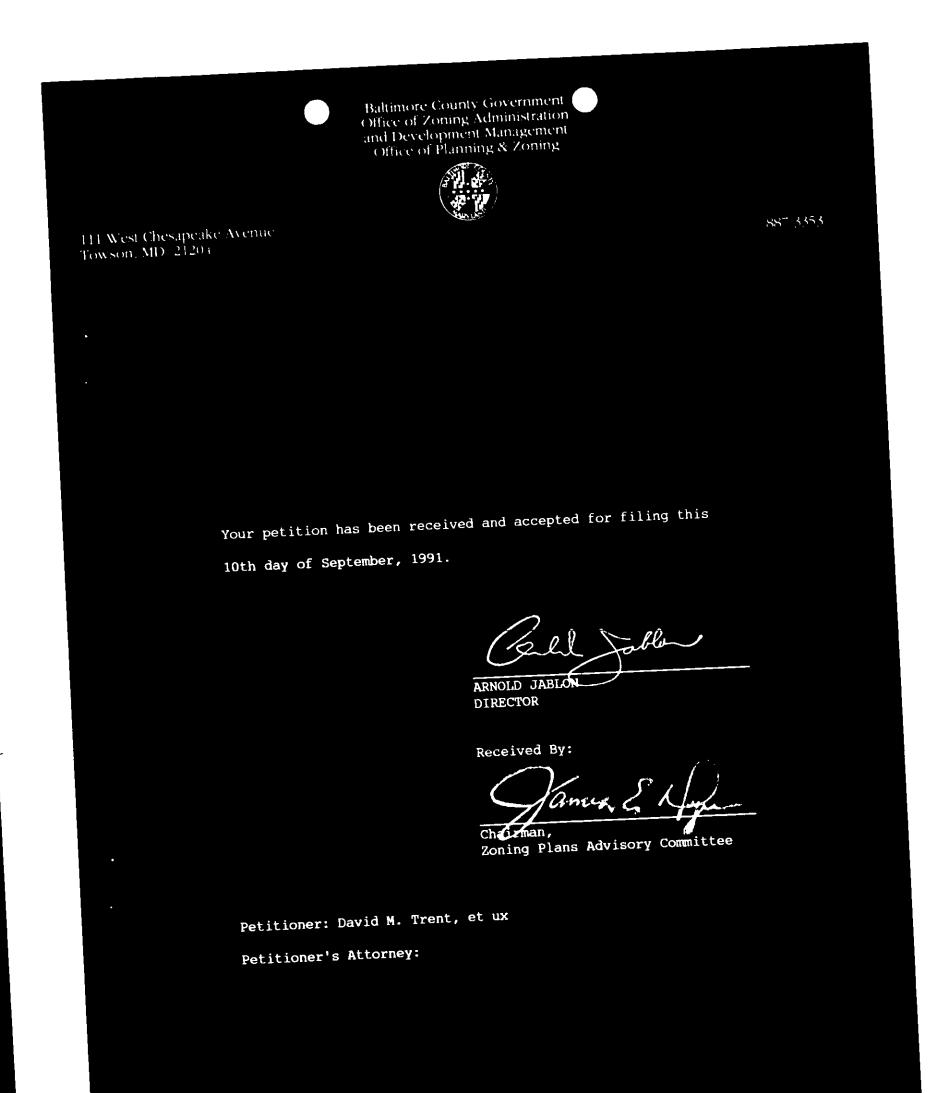
Dear Mr. & Mrs. Trent:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Zoning Plans Advisory Committee

JED:jw Enclosures



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: September 25, 1991 Zoning Administration and Development Management

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Christ-Lutheran Church, Item No. 71
Fitzpatrick Property, Item No. 82
Lorenz Construction Co., Item No. 105
Botzler Associates, Item No. 109
Stupalski Property, Item No. 113
Trent Property, Item No. 119
Boggs Property, Item No. 123
Duvall Property, Item No. 126

In reference to the Petitioner's request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat ITEMNO26/TXTROZ

Baltimore County Government Fire Department 700 East Joppa Road Suite 901 Towson, MD 21204-5500 (301)8874500SEPTEMBER 23, 1991 Arnold Jablon Director Zoning Administration and Development Management Raltimore County Office Ruilding Towson, MD 21204 RE: Property Owner: DAVID MICHAEL TRENT #31 DIHEDRAL DRIVE 119 Zoning Agenda: SEPTEMPER 24, 1991 Item No.: Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property. 7. The Fire Prevention Bureau has no comments at this time. Approved Fire Prevention Bureau REVIEWER: Apply Planning Croup

Special Inspection Division JP/KEK

